# \$170,700 - 409 261 Youville Drive, Edmonton

MLS® #E4442681

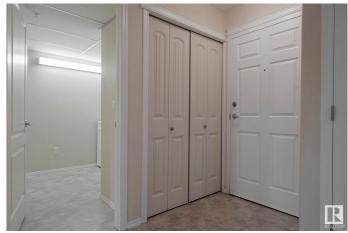
## \$170,700

1 Bedroom, 1.00 Bathroom, 770 sqft Condo / Townhouse on 0.00 Acres

Tawa, Edmonton, AB

GREAT OPPORTUNITY! Whether you're looking for a place to call home or make a smart investment as a landlord - this SPACIOUS 1 bedroom / 1 bathroom is a perfect fit. The open concept is so welcoming as you enter - lots of light & room for everything you need. Unlike many 1 bedroom units, this floorplan allows good space for a dining table without cramping the space - & a large living room will accommodate full size furniture too. Neutral decor throughout adds to the roomy feel. Many conveniences & comforts including: large kitchen with lots of cupboards & a full sized pantry - cozy FIREPLACE for winter / chilling A/C for summer - no sharing of laundry with full size in suite washer / dryer & extra room for storage or a desk - warm & dry UNDERGROUND TITLED PARKING STALL with personal STORAGE CAGE too. So many amenities including a car wash, guest suite & amenities building with pool table, party room & more. The location is so ideal - close to shopping, LRT, Grey Nuns Hospital & more - don't miss out!







Built in 2004

#### **Essential Information**

MLS® # E4442681 Price \$170,700 Bedrooms 1

Bathrooms 1.00

Full Baths 1

Square Footage 770

Acres 0.00

Year Built 2004

Type Condo / Townhouse

Sub-Type Lowrise Apartment

Style Single Level Apartment

Status Active

## **Community Information**

Address 409 261 Youville Drive

Area Edmonton

Subdivision Tawa

City Edmonton
County ALBERTA

Province AB

Postal Code T6L 7H3

#### **Amenities**

Amenities On Street Parking, Air Conditioner, Car Wash, Club House, Exercise

Room, Guest Suite, No Animal Home, No Smoking Home, Parking-Visitor, Party Room, Recreation Room/Centre, Secured Parking,

Social Rooms, See Remarks, Storage Cage

Parking Spaces 1

Parking Underground

## Interior

Appliances Air Conditioning-Central, Dishwasher-Built-In, Dryer, Garage Control,

Microwave Hood Fan, Refrigerator, Stove-Electric, Washer

Heating Forced Air-1, Natural Gas

Fireplace Yes

Fireplaces Tile Surround

# of Stories 5
Stories 1

Has Basement Yes

Basement None, No Basement

## **Exterior**

Exterior Wood, Vinyl

Exterior Features Golf Nearby, Public Transportation, Schools, Shopping Nearby, See

Remarks

Roof Asphalt Shingles

Construction Wood, Vinyl

Foundation Concrete Perimeter

## **Additional Information**

Date Listed June 16th, 2025

Days on Market 63

Zoning Zone 29

Condo Fee \$386

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